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Minutes

Board of Elevator Regulations

One Ashburton Place, 13th Floor

March 3, 2015, 1:00PM

Board Members Present:

Walter Zalenski, Chairman

David Gaudet, Member

Harold McGonagle, Member

David Morgan, Member

John O'Donoghue, Member

Board Members Absent:

Michael Nicoloro, Member

Cheri Davis, Member

Thomas Riley

Guests Present:

Kevin S. Hastings (Eagle Elevator)

Elizabeth Bondaryk (William Rawn Associates)

Adam Gringas (Otis Elevator)

Donald Bjork (Kone)

Daniel Albert (Kone Elevator)

Richard Faille III (Delta Beckwith)

Ron Tattersall (Eagle Elevator)

Robert Chiampi (D.P.S.)

Ethan J. Clough (D.P.S.)

1. The Board of Elevator Regulations reviewed the minutes from 2/17/15. **A motion to table the meeting minutes until they are reviewed by counsel was made by David Gaudet, seconded by David Morgan. 5-0 Vote.**
2. The Board of Elevator Regulations reviewed the minutes from 2/24/15. **A motion to table these minutes until they are reviewed by counsel was made by David Morgan, seconded by John O'Donoghue. 5-0 Vote.**

The Board discussed the following:

1. **230 Dartmouth Street, Boston MA**

524 CMR 35.00, ASME A17.1 1996 Rule 2000.7(a)

Owner: City of Boston – Public Facilities Department

Petitioner: Kevin S. Hastings

The petitioner is seeking a variance for the installation of a wheelchair lift at 230 Dartmouth Street in Boston.

The installation exceeds the 12' vertical travel distance. The installation is located at the Boston Public Library and there is currently no wheelchair access to the front of the auditorium. A motion is put forth by Harold McGonagle, to grant the variance to allow the installation of a lift with a vertical travel distance of 12' - 8".

Seconded by John O'Donoghue.

Motioned By: Harold McGonagle

Seconded By: John O'Donoghue

Vote: 3-2, Variance Granted. Zalenski, Morgan Opposed.

2. **475 Chandler Street Worcester, MA 348-P-185**

ASME A17.1 2.26.4.1 2004

Owner: Maureen Dunker

Petitioner: Adam Gingras

The petitioner is seeking a variance on a unit that does not meet the 36" clearances in front of the mainline disconnect. The Board informed the petitioner that a variance is not needed if the elevator equipment is reconfigured. The petitioner withdrew his request for variance.

3. **57 Interlaken Road, P.O. BOX 309, Stockbridge, MA**

524 CMR 35.00 2.7.2.1

Owner: Kripalu Center

Petitioner: Daniel Albert & Donald Bjork

The petitioner is seeking a variance from 524 CMR 35 2.7.2.1. The owner is decommissioning an existing elevator and installing a machine room-less elevator. The owner would like to use the existing machine room as a control room. The existing machine room has a steam-pipe overhead, which violates code. A motion is put forth by Harold McGonagle, to allow a 2-Hour fire rated separation for steam-pipes under the condition that signage is placed on the machine room door and on the access panel. The sign is to read 'Licensed Elevator Mechanic Only'.

Motioned By: Harold McGonagle

Seconded By: David Morgan

Vote: **5-0, Variance Granted.**

4. **1 Court Street, Boston, MA (1-P-**

524 CMR Section 35 Part 8.4

Owner: Andrew Fraser

Petitioner: Richard C. Faille III

The petitioner is seeking a variance from provisions set out in 524 CMR Section 35 Part 8.4, which relates to Seismic Zone 2. The installation was written up for having no seismic (ring & string) zone 2 and counterweight requirement. The installation was approved in 2008 as a Seismic Zone 0. The counterweight wheels do not meet the specifications set out in a Seismic Zone 2.

Motioned By: David Morgan

Seconded By: John O'Donoghue

Vote: **5-0, Variance Denied. 5-0**

5. **Delaware Elevator MRL Package**

(ASME A17.1 2004 2.7.6)(524 CMR 2012 Section 35 Part 2.7.2.2)(ASME 17.1-2004 2.1.3.2)

Manufacturer: Delaware Elevator

Petitioner: Eagle Elevator Company

The petitioner is seeking a product variance to allow the installation of a Delaware Elevator MRL Package. The elevator machine shall be located in the hoistway. The machine is located in the overhead space and shall not comply with the 18" clearance. Also, the governor shall be provided from the outside of the hoistway for inspection. The governor is accessed from the car top. A motion is put forth by David Gaudet to grant the product variance after a site visit has been made. Seconded by David Morgan.

Motioned By: David Gaudet

Seconded By: David Morgan

Vote: **5-0, Product Variance Granted Pending Site Visit**

Matters Not Reasonably Anticipated 48 Hours in Advance

6. Robert Chiampi, the technical code coordinator, presented the Board with ASME A17.1 – 2007 interpretation on telescopic platform guards. The Board instructed Mr. Chiampi to draft the Massachusetts Interpretation for approval.

Exhibit List:

Exhibit 1: Meeting Minutes from February 17, 2015.

Exhibit 2: Meeting Minutes from February 24, 2015.

Exhibit 3: Variance Petition 230 Dartmouth Street

Exhibit 4: Variance Petition 475 Chandler Street

Exhibit 5: Variance Petition 57 Interlaken Road

Exhibit 6: Variance Petition 1 Court Street

Exhibit 7: Product Variance Delaware Elevator MRL Package

Exhibit 8: ASME A17.1 – 2007 Massachusetts Interpretation for approval

Motion to Adjourn by Harold McGonagle, seconded by John O'Donoghue. Hearing concluded at 3:30 p.m.

Prepared by: Ethan J. Clough